

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Christopher M. Gratz, Planner II

SUBJECT: Plat, P 10-1-03 Flamingo Ranch Estates, 11900 SW 14 Street/Generally located on the south side of SW 14 Street, approximately 370' east the Flamingo Road Frontage Road.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "FLAMINGO RANCH ESTATES" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The applicant requests approval of the plat "Flamingo Ranch Estates" for thirteen (13) single family residential units located on the east side of Flamingo Road to the south of SW 14 Street. The subject site consists of 14.8734 gross acres (647,883 square feet). Access is via the Flamingo Road Frontage Road and SW 14 Street. SW 14 Street will be extended and, connected to the proposed 50' public right-of-way which provides access through the development. Non-vehicular access lines (NVAL) are provided on the northern boundary of the lots adjacent to SW 14 Street.

Recreation and equestrian and trails are located within the SW 14 Street right-of-way along the northern boundary of the site as required by the Town's Recreational Trail Master Plan. The existing 15' equestrian trail will still be located on the north side of SW 14 Street, adjacent to the canal, and the 10' recreational trail is proposed for the south side of SW 14 Street, adjacent to the development's 10' landscape buffer. There is an existing 35' equestrian trail adjacent to the western boundary of the site. A total of 3.2 acres (139,551 square feet) of right-of-way has been dedicated by this plat. There is a 10' utility easement on the northern and western boundary of Parcel "A".

All drainage easements are dedicated to the Central Broward Water Control District, and approval of the plat has been obtained from this agency. Large drainage easements within the lots, rather than retention pond(s) are being utilized. The drainage easements will retain water for up to three (3) days after a single rain event; encroachments into these areas by structures may not be permitted.

The proposed single family subdivision can be considered compatible with the surrounding uses. The multi-family subdivision (Village of Pine Lake) to the north is separated from this development by a canal, equestrian trail, SW 14 Street and a recreation trail. The backyards of the lots on the southern boundary of the site are adjacent to the backyards of an existing single

family development (Old Bridge Run), to the east across a canal is the backyard of a single family home and vacant land zoned A-1, and to the west is a 35' equestrian trail, then Sheridan House.

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The traffic generated by this development can be accommodated by the adjacent roadways. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation. Staff finds that the plat is in conformance with all applicable Codes and Ordinances in terms of access, right-of-way, and use. The development of this site with single family homes is compatible with the surrounding properties.

PREVIOUS ACTIONS: None

CONCURRENCES: At the June 23, 2004, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Mr. Stevens, to approve. (Motion carried 4-0 with Ms. Lee absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be met:

1. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Attachment(s): Resolution, Planning Report, Plat, Future Land Use Plan Map, Zoning and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "FLAMINGO RANCH ESTATES" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as "Flamingo Ranch Estates" was considered by the Town of Davie Planning and Zoning Board;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as "Flamingo Ranch Estates" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2004.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2004.

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

<u>Owner:</u>		<u>Agent:</u>	
Name:	Flamingo Ranch Estates, LLC	Name:	Pulice Land Surveyors, Inc.
Address:	1551 NW 100 Terrace	Address:	5381 Nob Hill Road
City:	Plantation, FL 33322	City:	Sunrise, FL 33351
Phone:	(954) 473-9919	Phone:	(954) 572-1777

Background Information

Application History: No deferrals have been requested.

Planning and Zoning Board Recommendation: Approval was recommended.

Application Request: Approval of the plat "Flamingo Ranch Estates" for thirteen (13) single family residential units.

Address/Location: 11900 SW 14 Street/Generally located on the south side of SW 14 Street, approximately 370' east the Flamingo Road Frontage Road.

Future Land Use Plan Map: Residential 1 DU/AC

Zoning: A-1, Agricultural District

Existing/Proposed Use: Vacant/Thirteen (13) single family residential units

Gross Parcel Size: 14.8734 acres (647,883 square feet)

Net Parcel Size: 11.6697 acres (508,332 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
North:	Village of Lake Pine (Multifamily)	Residential 5 DU/AC
South:	Old Bridge Run (Single family)	Residential 1 DU/AC
East:	Vacant, Single family dwelling	Residential 1 DU/AC
West:	Sheridan House	Residential 1 DU/AC

Surrounding Zoning:

North: RM-5, Multifamily Low Medium Dwelling District
South: R-1, Estate Dwelling District
East: A-1, Agricultural District, R-1, Estate Dwelling District
West: CF, Community Facilities District

Zoning History

Related Zoning History: Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site consists of 14.8734 gross acres (647,883 square feet).
2. *Restrictive Note:* The plat is restricted to thirteen (13) single family residential units.
3. *Access:* Access is via the Flamingo Road Frontage Road and SW 14 Street. SW 14 Street will be extended and, connected to the proposed 50' public right-of-way which provides access through the development. Non-vehicular access lines (NVAL) are provided on the northern boundary of the lots adjacent to SW 14 Street.
4. *Trails:* Recreation and equestrian and trails are located within the SW 14 Street right-of-way along the northern boundary of the site as required by the Town's Recreational Trail Master Plan. The existing 15' equestrian trail will still be located on the north side of SW 14 Street, adjacent to the canal, and the 10' recreational trail is proposed for the south side of SW 14 Street, adjacent to the development's landscape buffer. There is an existing 35' equestrian trail adjacent to the western boundary of the site.
5. *Dedications and Easements:* A total of 3.2 acres square feet (139,551) of right-of-way has been dedicated by this plat. There is a 10' utility easement on the northern and western boundary of Parcel "A".
6. *Drainage:* All drainage easements are dedicated to the Central Broward Water Control District, and approval of the plat has been obtained from this agency. Large drainage easements within the lots, rather than retention pond(s) are being utilized. The drainage easements will retain water for up to three (3) days after a single rain event; encroachments by structures into these areas will not be permitted.
7. *Compatibility:* The proposed single family subdivision can be considered compatible with the surrounding uses. The multi-family subdivision (Village of Pine Lake) to the north is separated from this development by a canal, equestrian trail, SW 14 Street and a recreation trail. The backyards of the lots on the southern boundary of the site are adjacent to the backyards of an existing single family development (Old Bridge Run), to the east across a canal is the backyard of a single family home and vacant land zoned A-1, and to the west is an equestrian trail, then Sheridan House.

Applicable Codes and Ordinances

Article XII of the Land Development Code, Subdivisions and Site Plans.

Article IV of the Land Development Code, Rural Lifestyle Regulations.

§12-24 (I) (1) of the Land Development Code, A-1, Agricultural District. The A-1 District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

§12-81 (A) of the Land Development Code, Conventional Single Family Development Standards, A-1, Agricultural District requires the following minimums: lot area of 35,000 square feet net dry land area, 140' frontage, setbacks: 40'-50' staggered front, 30' side, 35' rear, 2,400 square foot minimum dwelling unit floor area, and the following maximums: height 35', and 25% building coverage.

§12-503 Definitions, Dryland area. That portion of a lot measuring a minimum elevation of 3.0 above mean sea level excluding water areas.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

Engineering: Provide conceptual drainage plan, and provide NVAL along the northern boundary of the lots adjacent to SW 14 Street.

Public Works: Show where access to the plat is being obtained, and show that trails are being provided according to the Recreational Trail Master Plan.

Staff Analysis

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The traffic generated by this development can be accommodated by the adjacent roadways. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the plat is in conformance with all applicable Codes and Ordinances in terms of access, right-of-way, and use. The development of this site with single family homes is compatible with the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions shall be met:

1. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
 2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
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Planning and Zoning Board Recommendation

At the June 23, 2004, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Mr. Stevens, to approve. (Motion carried 4-0 with Ms. Lee absent)

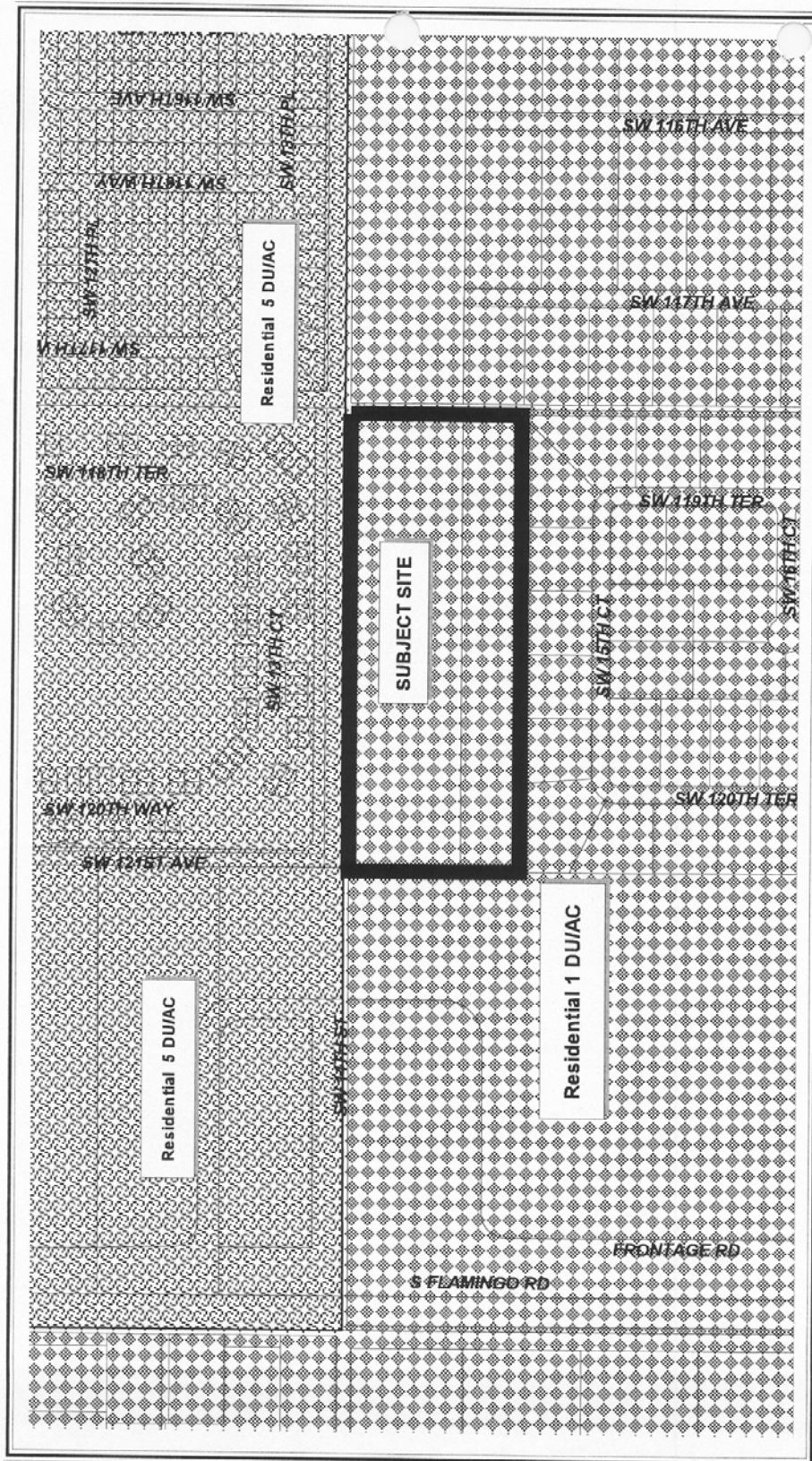
Town Council Action

Exhibits

1. Plat
2. Future Land Use Plan Map
3. Zoning and Aerial Map

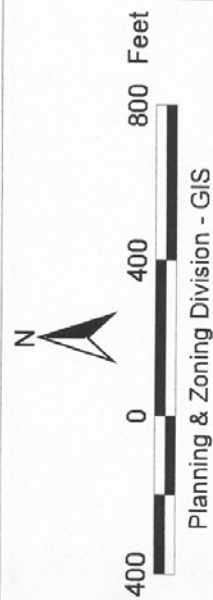
Prepared by: _____

Reviewed by: _____



PLAT
P 10-1-03
Future Land Use Map

Prepared By: ID
 Date Prepared: 2/24/04



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